128.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,100 / 1,056,100
					USE VALUE:	1,056,100 / 1,056,100
					ASSESSED:	1,056,100 / 1,056,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZOU ZHONG &
Owner 2:	TIEN YI-CHIN
Owner 3:	
Street 1:	27 MENOTOMY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY BRIAN T/ETAL -
Owner 2:	BJORKLUND ABBE E -
Street 1:	27-29 MENOTOMY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2660 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	571,900	5,100	479,100	1,056,100
Total Card	0.137	571,900	5,100	479,100	1,056,100
Total Parcel	0.137	571,900	5,100	479,100	1,056,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.10 | /Parcel: 397.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82751

GIS Ref

GIS Ref

Insp Date 05/19/18

!9996!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	571,900	5100	5,962.	479,100	1,056,100		Year end	12/23/2021
2021	104	FV	546,400	5100	5,962.	479,100	1,030,600		Year End Roll	12/10/2020
2020	104	FV	546,600	5100	5,962.	479,100	1,030,800	1,030,800	Year End Roll	12/18/2019
2019	104	FV	405,400	5100	5,962.	449,100	859,600	859,600	Year End Roll	1/3/2019
2018	104	FV	405,400	5100	5,962.	371,300	781,800	781,800	Year End Roll	12/20/2017
2017	104	FV	380,500	5100	5,962.	341,400	727,000	727,000	Year End Roll	1/3/2017
2016	104	FV	310,100	5100	5,962.	311,400	626,600	626,600	Year End	1/4/2016
2015	104	FV	275,200	5100	5,962.	305,400	585,700	585,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:55:28

LAST REV

Date	Time
09/23/21	12:12:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9996

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY BRIAN	67197-174		5/4/2016		930,000	No	No		
FLAHERTY BRIAN/	29567-547		12/23/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	82751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2009	1011	Manual	1,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
5/19/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	294	PATRIOT
11/30/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09416246
Const Adj.:	0.98000199
Adj $ / SQ:	193.011
Other Features:	127500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702638
Depreciation:	130691
Depreciated Total:	571947

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

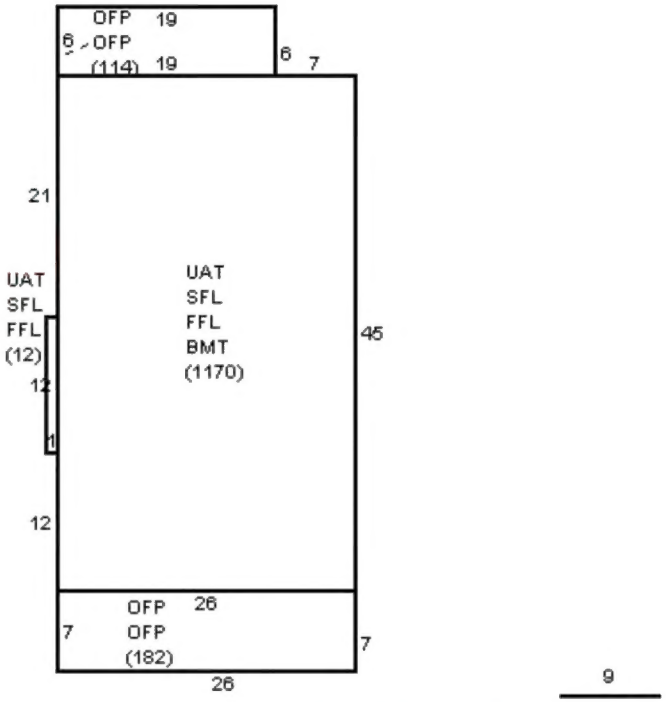
No Unit	RMS	BRS	FL
1	9	5	
1	5	2	
Totals			
2	14	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.01
Special Features:	0	Val/Su Net:	129.33
Final Total:	571900	Val/Su SzAd	241.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	193.010	228,139
SFL	Second Floor	1,182	193.010	228,139
BMT	Basement	1,170	57.900	67,747
OFP	Open Porch	592	18.900	11,190
UAT	Upper Attic	296	135.110	39,924

Net Sketched Area:	4,422			Total:	575,139
Size Ad	2364	Gross Area	5308	FinArea	2660

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100